Renovated country house in walking distance to amenities

4 2 22,509m² 259m²



Reference
102753

Price
€525,000

Location
Solomiac

Description

Hidden at the end of a private driveway, this beautifully renovated white-stone Gascon farmhouse combines authentic charm with bright, spacious interiors and naturally cool summers. Set within 2.2 hectares of landscaped gardens, it enjoys lovely countryside views. A magnificent stone barn offers exciting possibilities, while a building plot boasts distant views of the Pyrenees. Peaceful yet conveniently located near village amenities and cultural attractions, the property is just 50 minutes from Toulouse Airport.





Features
In walking distance to amenities
Large barn
Quality renovation



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General

Rooms: 4

Living area: 259m²

Land area: 22,509m²

DPEScore: B (215kWhEP/m²/an)

GESScore: B (8kgCO2/m²/an)

Property tax: €1,371

Layout living area 259 m²

Ground floor

Entrance hall : 21.3 m² - terracotta tile floor

Living room : 42.6 m² - fireplace insert, doors at both ends leading to the garden, access to the mezzanine.

Dining room : 15.4 m² - stone wall

Kitchen : 23 m² - with modern wood-burning stove, fully equipped kitchen

Guest suite : 21 m² - bedroom, shower room
WC, washbasin and dressing room

Pantry/laundry room : 24.4 m²

First floor

Hallway: 16 m² - wooden parquet flooring

Bedroom 1 : 24 m² - dual aspect, view, wooden flooring

Bedroom 2: 22 m² - dual aspect, view, wooden flooring

Bedroom 3: 16.6 m² - view, wooden flooring

Landing: from bathroom 12.7 m²

Bathroom : 9.5 m² - bath, shower, two washbasins
Separate WC

Mezzanine: 17 m² - office or spare bedroom